

Planning Commission Date: June 13, 2007

Item No.

10.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: New Business

Report prepared by: Cindy Hom

Public Hearing: Yes: X No: _____

Notices Mailed On: 06/01/07 Published On: 05/31/07 Posted On: 06/01/07

TITLE: TIME EXTENTION NO. TE2007-4

Proposal: A request for a one time 18-month time extension for previously approved station upgrades, minor site modifications, and signage for Union 76 Gas Station.

Location: 97 S. Abbott Avenue (APN: 022-28-018)

RECOMMENDATION: Approval with conditions

Applicant: RHL Design Group Inc.

Property Owner: ConocoPhillips, Attn: Bill Borgh, 76 Broadway, Sacramento, CA 95818

Assessee: Howard Hubbard and June Hubbard, Trustee of Howard and June Hubbard 1990 Family Trust

Previous Action(s): Use Permit(s), Use Permit Amendment, "S" Zone, "S" Zone Approval Amendments, and Variance

Environmental Info: Categorically exempt pursuant to Class 11, Section 15311 ("Accessory structures – on premise sign") of the California Environmental Quality Act Guidelines

General Plan Designation: Retail Sub-center

Present Zoning: Neighborhood Commercial

Existing Land Use: Gas service station with minor auto repair and services

Agenda Sent To: Applicant/owner

Attachments: Plans

PJ No. 2422

PAGE 2 OF 6

TE2007-4

**Union 76 Station Upgrade and Sign Replacement
97 S. Abbott Ave.**

BACKGROUND

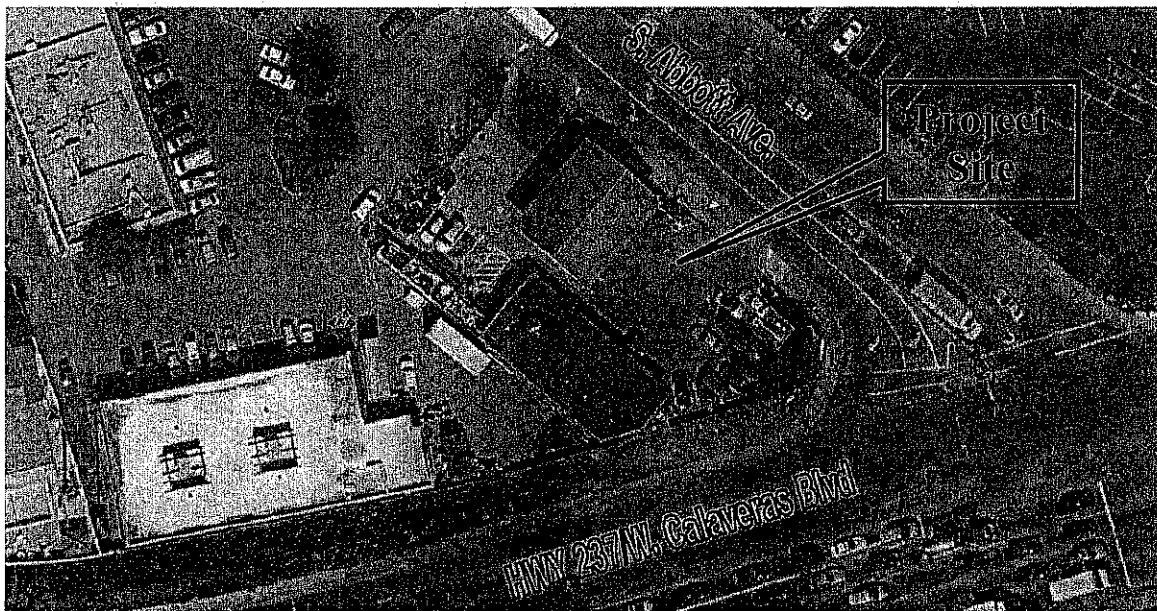
Planning Commission granted an "S" Zone approval and Use Permit approval on March 2, 1961 for a gas station with service bays. Subsequent approvals include site modifications that include construction of a refreshment patio, addition of two service bays, building façade changes, exterior building color change, installation of a groundwater treatment system, and new light standards. In February 1991, the site was approved with a Variance for a new canopy and fuel dispensers. Two additional use permits were also granted by the Planning Commission in March, 1992 for freestanding signs.

On April 27, 2005, the Planning Commission approved Use Permit No. UP2005-8 and "S" Zone Approval Amendment No. P-SA2005-27 that allowed for the replacement of two existing monument signs with a new 12' illuminated monument sign and install other minor exterior modifications including exterior painting, landscaping and canopy replacement.

On August 9, 2006, the Planning Commission Subcommittee approved "S" Zone Approval Amendment No. SA2006-44 to maintain the existing peaked canopy and paint to match the building.

Site Description

The subject site is located on a .41-acre parcel that is bounded by HWY 237/West Calaveras Boulevard to the south, S. Abbott Avenue to the east, a single tenant building (Goodwill) to the west, and a private access road to the north. Surrounding land uses include various retail and restaurant uses in the immediate vicinity and residential uses further north of the site.



APPLICATION

The application is submitted pursuant to Milpitas Municipal Code Chapter 11, Section 64.04 (Expiration of Permit or Approvals). The applicant is requesting a one-time 18-month time extension for the approval of Use Permit Amendment No. UA2005-8 and S" Zone Approval

Amendment No. SA2005-27 for the replacement of two existing monument signs with a new 12' illuminated freestanding sign and installation of other minor exterior modifications including exterior painting and landscaping.

PROJECT DESCRIPTION OVERVIEW

The applicant is requesting to remove and replace two existing monument signs with a new 12' high freestanding monument sign that shall be located in the landscape area at the corner of Hwy 237/W. Calaveras Blvd. and S. Abbott Avenue. The proposed sign is a double-faced monument sign that will be internally illuminated and includes a LED price sign cabinet. The applicant is also proposing to replace an existing monument sign on the northeast corner of the parcel with a 6' tall price sign. Other proposed site modifications including repainting the gable canopy and onsite structures such as enclosures, perimeter walls, beam, light boxes and bollards with the new corporate color scheme of red, white and gray/silver; and replacing the pump dispensers valences.

TIME EXTENSION REQUEST

Pursuant to Zoning Ordinance Section 64.04, the applicant is requesting a time extension for the approval of Use Permit Amendment No. UA2005-8 and S" Zone Approval Amendment No. SA2005-27 which allows for the replacement of two existing monument signs with a new 12' illuminated freestanding sign and installation of other minor exterior modifications including exterior painting, landscaping and canopy reface. As with any permit approval granted under the terms of the zoning ordinance (such as Use Permit, S-Zone, PUD, Hillside Site and Architecture), a permit expires in eighteen (18) months if not used or exercised. As defined in Section 64.04-2, a permit is "used" or "exercised" if the applicant obtains a building permit and completes a foundation or dedicates any land or easement as required from the zoning action or complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner. To date, the applicant has not vested or exercised the permit. The approval of the time extension will extend the expiration date to April 27, 2008. The applicant is requesting a time extension to move forward with the proposed station upgrades.

RECOMMENDATION: Close the Public Hearing. Approve Time Extension No. TE2007-4 based on the Findings and Special Conditions of Approval listed below.

FINDINGS:

1. The proposed project complies with the City's General Plan in terms of Guiding Principle 3.b-G-1 in that the signs serve to direct vehicles in the facility which assists in providing for a safe, convenient and efficient vehicular movement within the Neighborhood Commercial area and Implementing Policy 2.a-I-10 in that the site upgrades beautify the existing development and fosters community pride.
2. The project complies with the Zoning Ordinance in that the use is a conditional use in the Neighbourhood Commercial district and serves the adjacent residents and businesses. In addition, the project does not conflict with any of the district's development standards.

3. The project complies with the "S" Zone Combining District in that the proposed freestanding signs are attractive and harmonious with the site. It replaces three 4 foot monument signs that are outdated and less visible with a more effective and modern sign. The site upgrades will help revitalize and visually improve one of Milpitas' gateway gas service stations.
4. The proposed project is consistent with the City's Sign Ordinance in terms of number of freestanding signs, sign height, and sign area.
5. As conditioned, the project will not create any adverse community impacts and will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare.
6. The proposed project is categorically exempt from further environmental review pursuant to Class 11, Section 15311 (Accessory Structures – On-premise signs) of the State CEQA Guidelines.

SPECIAL CONDITIONS:

1. **Time Extension for Approval for Use Permit No.** UP2005-8 **is for a new 14-foot tall freestanding LED sign, as shown on the approved plans dated June 13, 2007 and as modified by the conditions below. Any modifications to the conditions of approval require Planning Commission approval of an amendment to this Use Permit and a public hearing. (P)**
2. **Time Extension Approval for "S" Zone Approval Amendment No.** SA2005-27 **is for repainting of all site features including the main building, perimeter and building fences, trash and storage enclosures, bollards, etc. and replacement of pump dispensers and new canopy signage, as shown on the approved plans dated June 13, 2007 and as modified by the conditions below. (P)**
3. Prior to building permit final, the Applicant shall paint the main building except for the brick cladding on the front façade. The brickwork shall remain unpainted and kept as existing.
4. Prior to building permit issuance, the existing monument sign located in the landscape island, near the private access road shall be removed and replaced with landscaping. (P)
5. Prior to building permit issuance, revised landscape plans shall be submitted to the satisfaction of Planning staff and include the following, which shall be installed prior to permit final:
6. All required landscaping shall be replaced and continuously maintained as necessary to provide a permanent, attractive and effective appearance. (P)

7. If at the time of application for building permit there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
7. This use shall be conducted in compliance with all appropriate local, state, and federal laws and regulations and in conformance with the approved plans. (P)
8. The applicant shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405 and visibility of adjacent driveway. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)
9. The applicant shall obtain an encroachment permit from City of Milpitas Engineering Division for installation of the freestanding signs (sign location 9 and 10 on sheet A3). There are existing facilities nearby (street light box and clean out) in the area. The construction plans shall include a note for the contractor to locate existing facilities to avoid conflict with signs. One foot of separation is required between the sign foundation and existing facilities. The freestanding sign at the corner (location 9) shall be located 8' (not 5' as shown on sheet A3) from the property line.

Planning Division = (P)

Engineering Division = (E)

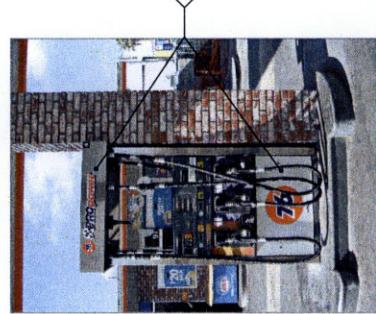
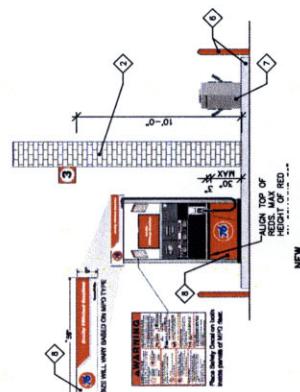




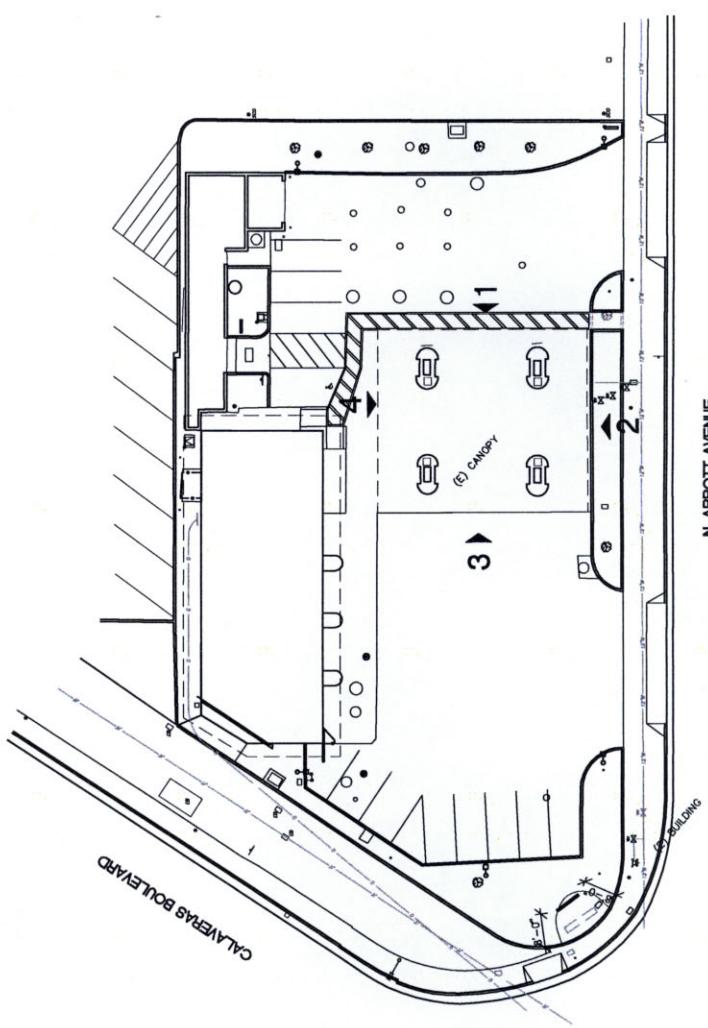
EXISTING AND PROPOSED CANOPY MODIFICATIONS

PR0FIT CENTER #261122
97 S. ABBOTT AVENUE
MILPITAS, CA
OASIS REIMAGE

- 1 PAINT EXISTING ORANGE STRIPE ON CANOPY FASCA TO OASIS RED.
- 2 CANOPY COLUMN TO REMAIN UNPAINTED.
- 3 NOT USED.
- 4 NOT USED.
- 5 NOT USED.
- 6 PAINT BOLLARDS OASIS RED AND ISLAND CURB OASIS SILVER.
- 7 (N) DARK GRAY AMENITY UNIT
- 8 (N) DISPENSER VALANCE AND DISPENSER LOGO & BACKGROUND DECAL.
- 9 REMOVE (E) DISPENSER VALANCE AND DISPENSER '76 LOGO



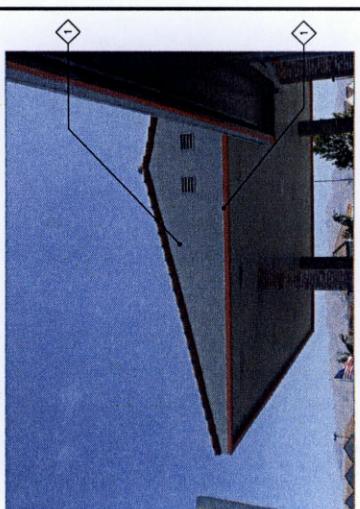
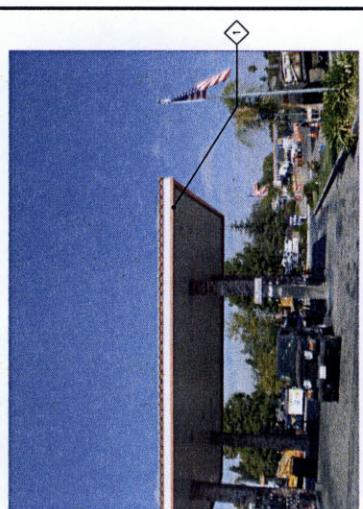
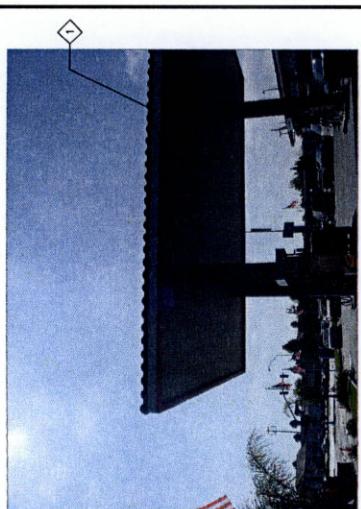
GENERAL NOTES



N. ABBOTT AVENUE

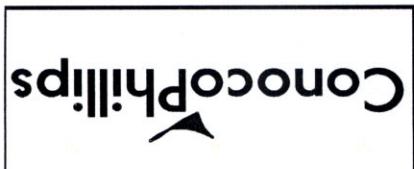
2 EXISTING SITE PLAN

15



EXISTING CANOPY ELEVATIONS

11

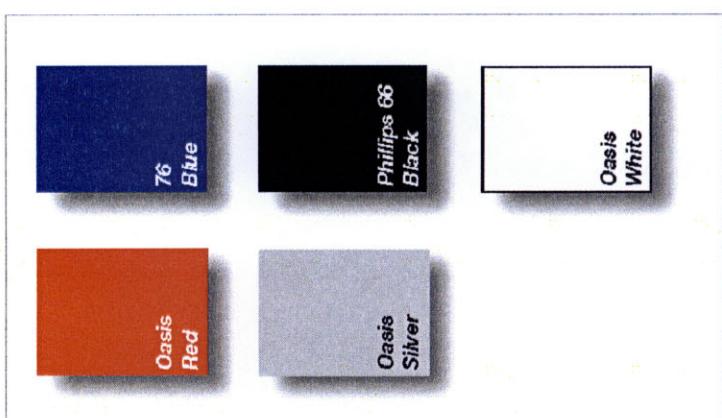


EXISTING AND PROPOSED BUILDING MODIFICATIONS

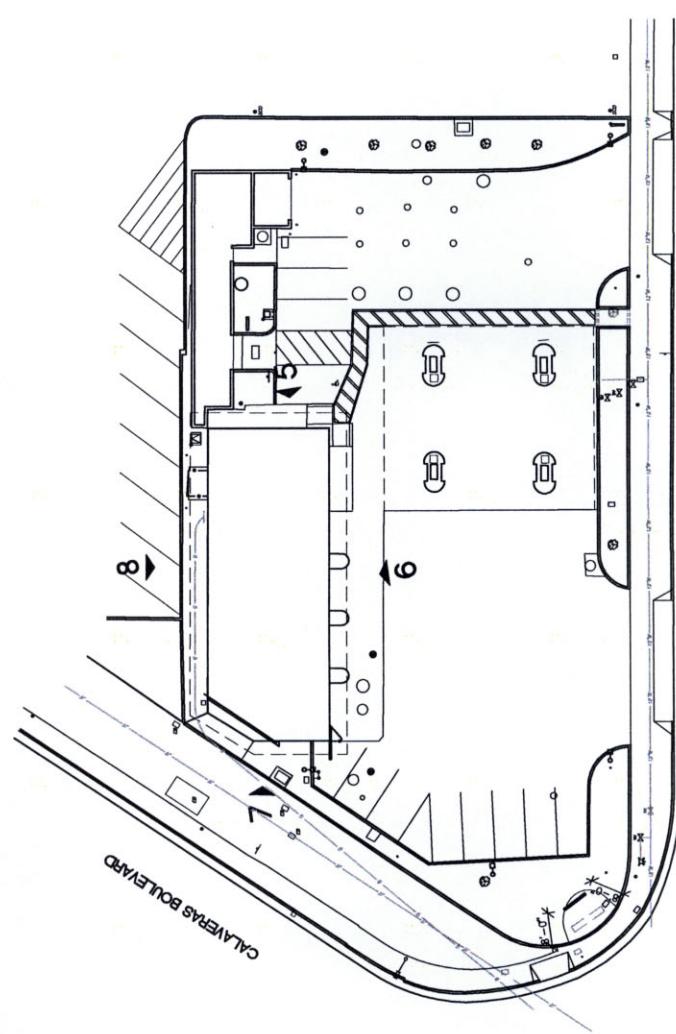
ROFT CENTER #2611223
7 S. ABBOTT AVENUE
MILPITAS, CA
SASIS REIMAGE

DATE: _____	PROJECT NO: CONO4-32.0	DRAWN BY: _____	APPROVED: _____	DRAWING A2
-------------	------------------------	-----------------	-----------------	------------

- 1 NOT USED.
 - 2 REPANT ENTIRE BUILDING OASIS WHITE. BRICK WORK TO REMAIN UNPAINTED.
 - 3 PAINT EXISTING ORANGE STRIPE ON BUILDING AND BUILDING FASCIA OASIS RED. BLUE STRIPE TO REMAIN.



1 OASIS COLOR PALETTE/FOR REFERENCE ONLY

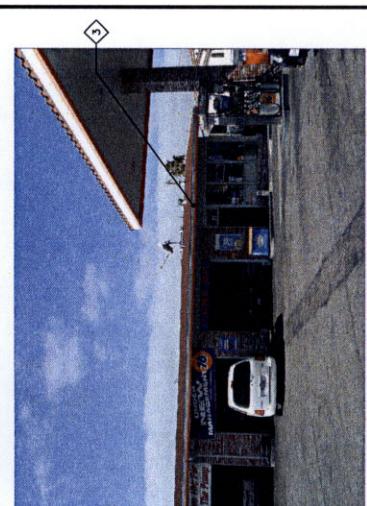


N. ABBOTT AVENUE

2 EXISTING SITE PLAN



5 EXISTING BUILDING ELEVATION



6 EXISTING BUILDING ELEVATION



7 EXISTING BUILDING ELEVATION



8 EXISTING BUILDING ELEVATION

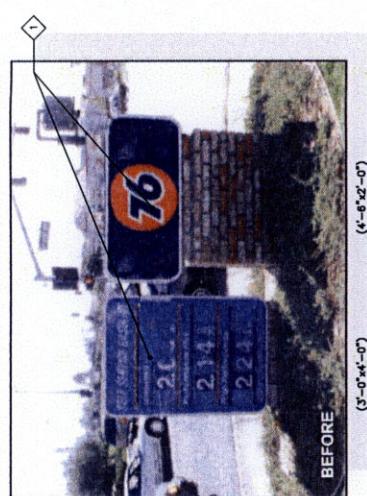
6 EXISTING BUILDING ELEVATIONS		5	EXISTING FRONT BUILDING ELEVATION
N.T.S.			$1\frac{1}{8} = 1'-0"$

ConocoPhillips

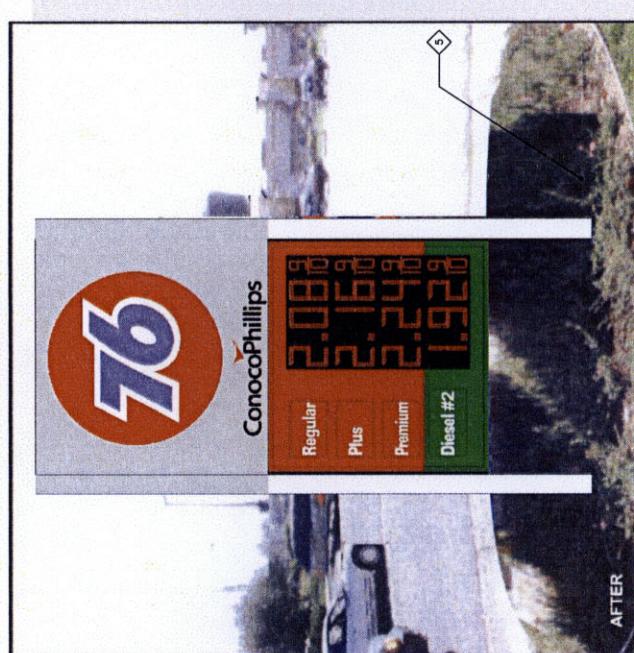
- 1 REMOVE (E) MONUMENT SIGN AND FOOTING.
- 2 INSTAL NEW POLE SIGN AND FOOTING. CONTRACTOR TO LOCATE SIGN TO AVOID CONFLICT WITH EXISTING FACILITIES. 1' CLEARANCE REQUIRED AROUND SIGN FOUNDATION.
- 3 REMOVE EXISTING PRICE ID SIGN AND INSTALL NEW GROUND COVER AND SHRUBS TO FILL LANDSCAPE AREA.
- 4 NOT USED
- 5 INSTAL NEW ANNUAL FLOWERS AND GROUND COVER AS NEED AROUND NEW POLE SIGN.
- 6 NEW 46" WIDE ACCESSIBLE PATH FROM SIDEWALK TO BUILDING.
- 7 SAW CUT AND REMOVE EXISTING PLANTER TO ACCOMMODATE NEW ADA PATH WAY. INSTALL NEW CURES AT SIDES OF PATH WAY INSIDE PLANTER.



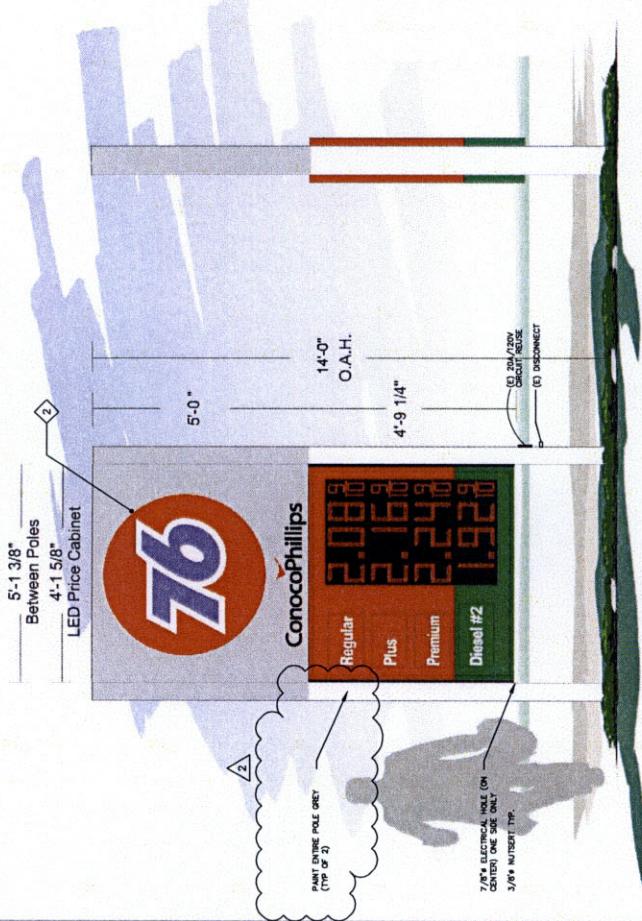
EXISTING
(3'-0" x 8')



BEFORE
(3'-0" x 8')



SIGN A : D/F Illuminated Twin Pole Sign w/ LED Price Cabinet
(Rec., Assemble, & Install)



SPECIFICATIONS

SIGN A: D/F Illuminated Twin Pole Sign w/ LED Price Cabinet
(Order, Receive, & Install)

ID Section: Illuminated w/ routed & backed graphics

Faces: Aluminum panels routed & pntd. SW B71S200 Bondplex Acrylic Silver

Graphics: Backed w/ White acrylic & 1st surface vinyl overlays

Vinyl: VO11741 3M Translucent Scotchcal Oasis Red

3630-157 Sultan Blue

3630-20 White

3635-91 Black Day/White Night

LED Price Cabinet:

Order, Rec. & Install D/F LED unit

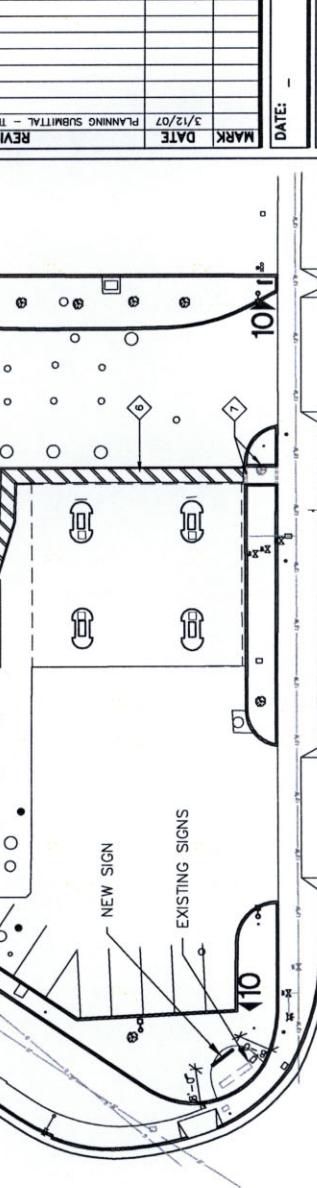
Removal: Remove & discard existing sign

EXISTING ELECTRICAL:
AMPS ... 1100
CIRCUITS ... (1) 20A
VOLTS ... 120

NEW ELECTRICAL:
AMPS ... 10-40
CIRCUITS ... (1) 20A
VOLTS ... 120

NOTE:
1. EXISTING CIRCUIT TO REMAIN AND
USED FOR NEW SIGN.
2. TO CONNECT SWITCH
FOR NEW SIGN PER NEC 600-6
3. ACCESSORY TO BALLAST AND
TRANSFORMERS TO BE PROVIDED PER
NEC 600-21
4. PROVIDE PROPER WIRING PER NEC
600-22
5. USE 10021
6. FOR FOUNDATION DRAWINGS, BOLT
SIZING & SPACING AND CONNECTION
DETAILS SEE STRUCTURAL DRAWINGS.
7. LED ILLUMINATION TO BE SET TO
NOT CREATE GLARE.

9 POLE / MONUMENT SIGN
N.T.S.



N. ABBOTT AVENUE

15 EXISTING SITE PLAN
N.T.S.

13 NOT USED
N.T.S.

13 APPROVED:
DRAWING
A3

DATE: -
PROJECT NO: CON04132.0
DRAWN: CON04132.0
APPROVED: CON04132.0

MARK DATE PLANNING SUBMITAL - TIME EXTENSION INITIAL
REVISIIONS PROFT CENTER #2611223
97 S. ABBOTT AVENUE MDG
MILPITAS, CA
OASIS REIMAGE



PLANTING LEGEND

? : \CLIENT\LAND\LEGENDS\0295L			
BBQ.	SIZE	QTY.	MATURE HEIGHT
			SHRUBS

⊗	5 GAL	6	30"	DIETES TO MATCH EXISTING EATING SCHEDULE/GRIND-OR TO REMAIN PERFORM REHABILITATION, PERFORM AND MAINTENANCE, PER NOTES THIS SHEET, AND SPEC SHIT 13	L	FOOT-NIGHT ULY
⊗	-	-	2,365 S.F.	-	-	-

TYPICAL LANDSCAPE CONSTRUCTION NOTES

1. CONTRACTOR IS TO CONDUCT A FIELD REVIEW AND IS TO BE FAMILIAR WITH EXISTING AND PROPOSED UTILITIES AND SUBSURFACE FEATURES PRIOR TO WORK. SEE ARCHITECTURAL SITE PLANS AND CIVIL PLANS.
2. ALL MATERIALS AND EQUIPMENT SHALL BE PROVIDED AND INSTALLED AS SHOWN IN THE DETAILS AND AS DESCRIBED IN THE SPECIFICATIONS, EXCEPT NOTED OTHERWISE.
3. ALL UTILITIES AND DESTROYING IRRIGATION ARE TO BE PRESERVED AND PROTECTED. EXISTING REMOTE CONTROL VALVES SERVICING ADJACENT AREAS MAY REMAIN IN OPERATION DURING THE COURSE OF THE PROJECT. SHOULD THE CONTRACTOR DAMAGE THESE VALVES OR DESTROY THEM, THE CONTRACTOR SHALL REPAIR THEM AT NO COST TO THE OWNER. THE CONTRACTOR MAY BE REQUIRED TO REPAIR PLANTS IN LIKE KIND. THEREFORE, THE CONTRACTOR MAY BE REQUIRED TO SET UP TEMPORARY IRRIGATION OR HAND WATER FOR THE DURATION UNTIL PERMANENT REPAIRS CAN BE MADE. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR IN LIKE AREA.
4. ALL PLANTING AREAS EXCEPT LAWNS, SHALL BE TOP DRESSED WITH A 2" (MINIMUM) DEEP LAYER OF 1/2 - 1" WESTERN BIR FOR EQUAL.
5. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS.

NOT INDENTIFIED ON THIS PLAN.

6. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR PLANTING :

BETWEEN STREET TREES	= 30 FT.
DRIVEWAY CUTS AND FIRE HYDRANTS	= 7 FT.
UTILITY BOXES, MANHOLES AND OTHER UTILITY VAULTS,	= 5 FT.
TELEPHONE AND OTHER UTILITY POLES, GAS AND	
WATER METER, AND MAINS	
7. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
8. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.

9. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS

10. CONTRACTOR TO CONFIRM EXISTING PAVED AREAS BEING CONVERTED INTO PLANTING BEDS AND NEW PLANTER BEDS SURROUNDED BY PAVING OR STRUCTURES SO LARGE AS TO REQUIRE REMOVAL AND DISCARD OF EXISTING MATERIAL. TO THE EXTENT POSSIBLE, PLANTERS TO BE USED FOR CONCRETE, UNIFORMLY PLANTED TO WITHIN 1'-0" OF TOP OF BSK, REPLACE AND CONDITION SOIL PER SLS TEST.

11. LABORATORY SOIL ANALYSIS:
LABORATORY SOIL ANALYSIS SHOULD BE USED BY A POSITIVE GRADING

- A. CONTRACTOR SHALL OBTAIN A SOIL TEST IN ORDER TO CONFIRM SOIL CONDITIONING AND AMENDMENTS. SOIL SAMPLES SHALL BE COLLECTED FROM THE EXCAVATED MATERIALS AND SHIPPED TO THE LABORATORY FOR ANALYSIS. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LABORATORY TO HAVE THE SAMPLES SHIPPED ONCE A PLACED ON SITE. DIG 12' MAXIMUM. CONTRACTOR SHALL MAINTAIN A BUCKET AND APPRAISES CONTRACTOR SHALL FOLLOW LABS RECOMMENDED AMENDMENT AND FERTILIZE SCHEDULE.
- B. A COPY OF THE HORTICULTURAL FERTILITY ANALYSIS TEST RESULTS SHALL BE FORWARDED TO THE PHILHARMONIC DEPARTMENT. CONTRACTOR SHALL FORWARD A COPY OF THE HORTICULTURAL FERTILITY ANALYSIS TEST RESULTS TO THE LANDSCAPE DEPARTMENT. CONTRACTOR SHALL FORWARD A COPY OF THE HORTICULTURAL FERTILITY ANALYSIS TEST RESULTS TO THE LANDSCAPE DEPARTMENT.

C. CONTRACTOR TO PROVIDE LABELS AND P.O.'S OF PRODUCTS USED TO Q
INSTALL SOIL AMENDMENTS, AS RECOMMENDED OR REQUESTED, TO CORRECT PROBLEMS NOTED BY THE SOIL REPORT.

D. THE CONTRACTOR IS REQUIRED TO PROVIDE THE QUANTITY OF MATERIALS REPRESENTATIVE.

13. SHOWN ON THE PLANS DRAWN, THE QUANTITIES IN THE LEGEND ARE MEANT TO INDICATE QUANTITIES LISTED IN THE SPECIFICATIONS.

14. IF FINAL CERTIFICATION OF THE LANDSCAPE INSTALLATION IS REQUIRED BY THE LOCAL ARBORISTIC COVENANT, CONTACT THE LOCAL ARBORISTIC COVENANT FOR ASSISTANCE IN WORKING OUT ARRANGEMENTS FOR THE REQUIRED SITE REVIEW AS PART OF THIS CERTIFICATION.

15. IF THERE ARE EXISTING LANDSCAPE AREAS TO REMAIN, SURFACE IN THESE AREAS TO BE CLEARED OF FREE WEEDS, LITTER, DEBRIS, ETC., REPLACE ANY DAMAGED OR DEAD PLANTS WITH 5 GALLON SPECIMENS OF SIMILAR SIZE AND DRESS AS DESCRIBED IN GENERAL NOTES (THIS INCLUDES THE 10'-BALANCED, COMPLETE, GRANULAR (10"-10-10) & MICRO-NUTRIENTS). PLANT FOOD AS RECOMMENDED BY THE MANUFACTURER'S RECOMMENDED PLANT FOOD AS PROVIDED BY THE LOCAL ARBORISTIC COVENANT.

16. CARE TO BE TAKEN TO PROTECT EXISTING LANDSCAPE FROM DAMAGE DURING

**CONSTRUCTION - TRENCHING BEHIND DRIPINES OF EXISTING PLANTS SHALL
BE DONE MANUALLY, NO ROOTS LARGER THAN $1\frac{1}{2}$ " SHALL BE CUT.**

16. SOIL CONDITIONING (MINIMUM FOR BIDDING - SEE SOILS TESTING CONSTRUCTION NOTE)

A. GENERAL: AFTER SOIL PREPARATION HAS BEEN COMPLETED, ADD SOIL AMENDMENTS AND FERTILIZERS AS INDICATED BELOW AND ROTOTILL, MAKING REPEATED PASSES WITH THE CULTIVATOR TO THE DEPTH SPECIFIED UNTIL

B. ALL PLANTED AREAS:
ROTOTILL THE FOLLOWING INTO THE TOP 6 INCHES OF SOIL AT THE
SPECIFIED RATES PER 1,000 SQUARE FEET OF AREA:
5 CUBIC YARDS NUTRIFIED REDWOOD SAMBUSTA
C 100% COMPOSTED REDWOOD RELEASE FERTILIZER.
C 100% COMPOSTED REDWOOD WHOLESEAL

ONE AND SHOOTS CARRYING HOLES.

1. PLACING HOLES.

A. DRAWS PLANTING PLANS BRINGING ANY CONCRETE
WITH UNDERGROUND UTILITY LINES TO THE ATTENTION OF THE OWNER.
REPRESENTATIVE.

2. EXCAVATE HOLES TO THE SIZES AND DEPTHS INDICATED ON THE DRAWINGS.

B. EXCAVATE HOLES TO THE SIZES AND DEPTHS INDICATED ON THE DRAWINGS.

3. DISPOSE OF LEFTOVER EXCAVATED SOIL OFF THE SITE.

C. SCARFY THE SIDES AND BOTTOM OF THE HOLES, AND THE PLANT RO-

2. BACKFILL: THE PLANTING HOLES WITH THE SPECIAL BACKFILL MIX HERE SPECIFIED.
3. WATER-SETTLE BACKFILL THOROUGHLY OR COMPACT BY OTHER APPROVED METHOD PRIOR TO PLANTING SO PLANTS DO NOT SETTLE.

- A. NATURAL SOIL:
 - I. 50 PERCENT NATIVE SOIL.
 - II. 50 PERCENT TOPSOIL.
 - III. 40 PERCENT NITROUL REDWOOD SAWDUST.
- B. MIXING:
 - I. PREPARE THE MIX IN STOCKPILES ON SITE; DO NOT MIX AT EACH INDIVIDUAL PLANTING HOLE.
 - II. MIX THOROUGHLY, LEAVING NO LAYERS OF SOIL AMENDMENTS IN THE GROUND.
- 4. FERTILIZER TABLETS: PLACE TABLETS IN THE BACKFILLED PLANTING HOLES.

This architectural site plan provides a detailed view of the intersection of Calveras Boulevard and N. Abbott Avenue, focusing on construction and maintenance requirements.

Calveras Boulevard:

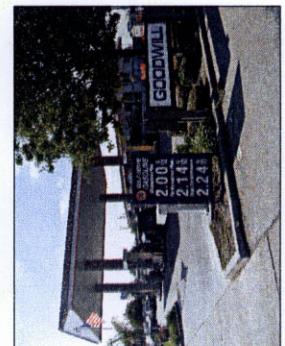
- LIMIT OF WORK:** Indicated by a dashed line along the edge of the work area.
- REPAIR/REPLACE SOIL COVER:** To match existing soil cover in bare areas.
- INSTALL GROUNDCOVER:** In bare areas.
- INSTALL (6) 5 GAL. DIETES IN BARE AREAS:**
- (E) TREE TO REMAIN, TYP.:** A tree is shown at the corner of Calveras and Abbott.
- LIMIT OF WORK:** Indicated by a dashed line along the edge of the work area.
- REPAIR/REPLACE SOIL COVER:** Due to construction damage.
- SEE REHABILITATION NOTES FOR AREAS 'TO REMAIN' TYP. SEE 'NOTE TO CONTRACTOR ON BIDDING':** Reference to rehabilitation notes.
- (E) SIGN TO BE REMOVED:** A sign is indicated near the intersection.
- RELOCATE (E) QUEEN PALM:** A palm tree is to be moved to a new location.
- REPAIR/REPLACE SOD DAMAGE DUE TO CONSTRUCTION WITH LIKE KIND:** Sod damage repair.
- (E) SIGN TO BE REMOVED. INSTALL AGAPANTHUS 'PETER PAN' IN THIS AREA, PER LEGEND:** Removal of a sign and installation of a specific agapanthus variety.
- REMOVE (E) HEADER:** Removal of an existing header.
- INSTALL NEW REDWOOD HEADER AS SHOWN:** Installation of a new redwood header.
- INSTALL NEW AGAPANTHUS 'PETER PAN' IN THIS AREA, PER LEGEND:** Installation of a new agapanthus plant.

N. Abbott Avenue:

- LIMIT OF WORK:** Indicated by a dashed line along the edge of the work area.
- REPAIR/REPLACE SOD DAMAGE DUE TO CONSTRUCTION WITH LIKE KIND:** Sod damage repair.
- (E) SIGN TO BE REMOVED:** A sign is indicated near the intersection.
- RELOCATE (E) QUEEN PALM:** A palm tree is to be moved to a new location.
- REPAIR/REPLACE SOD DAMAGE DUE TO CONSTRUCTION WITH LIKE KIND:** Sod damage repair.
- (E) SIGN TO BE REMOVED. INSTALL AGAPANTHUS 'PETER PAN' IN THIS AREA, PER LEGEND:** Removal of a sign and installation of a specific agapanthus variety.

Legend:

- Calveras Boulevard
- N. Abbott Avenue
- Limit of Work
- Relocate (E) Queen Palm
- Repair/Replace Sod Damage due to Construction with Like Kind
- Sign to be Removed
- Install New Redwood Header as Shown
- Install New Agapanthus 'Peter Pan' in This Area, per Legend
- Remove (E) Header
- Repair/Replace Soil Cover to Match Existing
- Install Dietes in Bare Areas
- Tree to Remain, Typ.
- Install Groundcover in Bare Areas
- Calveras Boulevard
- N. Abbott Avenue
- Limit of Work
- Repair/Replace Sod Damage due to Construction with Like Kind
- Sign to be Removed
- Relocate (E) Queen Palm
- Repair/Replace Sod Damage due to Construction with Like Kind
- Sign to be Removed
- Install New Agapanthus 'Peter Pan' in This Area, per Legend
- Remove (E) Header
- Install New Redwood Header as Shown
- Repair/Replace Soil Cover to Match Existing
- Install Dietes in Bare Areas
- Tree to Remain, Typ.
- Install Groundcover in Bare Areas



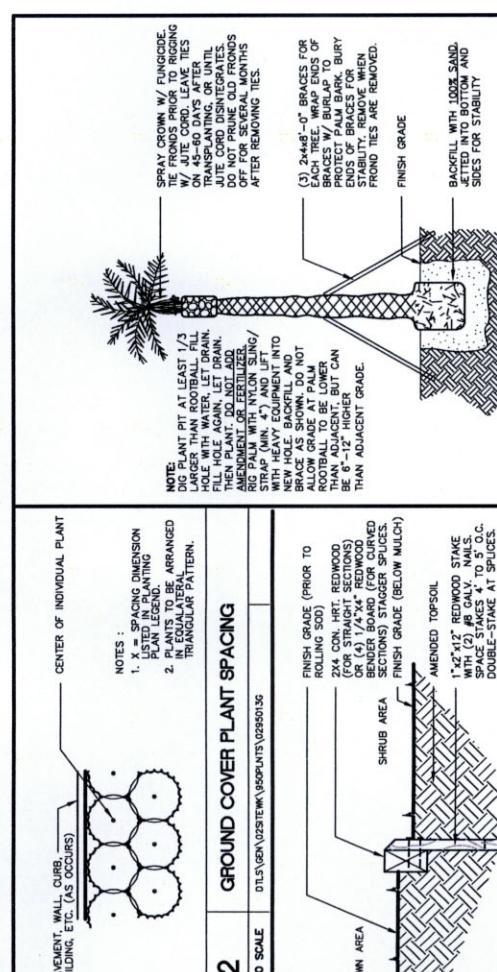
EXISTING CONDITIONS



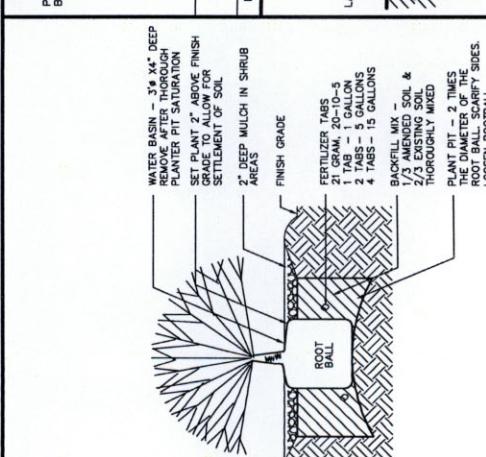
② EXISTING CONDITIONS



EXISTING CONDITIONS



卷之三



卷之三

Pre-plot [JUN 04, 2004 07:12 -120-MG] Xref: 276_MG.mwg CON041320.mwg messages: DSFC1283.PCg DSFC1289.PCg DSFC1290.PCg DSFC1291.PCg DSFC1292.PCg DSFC1293.PCg Pre-plot [JUN 04, 2004 07:12 -120-MG] Xref: 276_MG.mwg CON041320.mwg messages: DSFC1283.PCg DSFC1289.PCg DSFC1290.PCg DSFC1291.PCg DSFC1292.PCg DSFC1293.PCg

CONSTRUCTION NOTES		IRRIGATION LEGEND - TYPICAL																																				
<p>NEW IRRIGATION:</p> <ol style="list-style-type: none"> CONTRACTOR IS TO CONDUCT A FIELD REVIEW AND IS TO BE FAMILIAR WITH ALL OF WORK. SEE ARCHITECTURAL SITE PLANS AND CIVIL PLANS. ALL MATERIALS AND EQUIPMENT SHALL BE PROVIDED AND INSTALLED AS SHOWN IN THE DETAILS AND AS DESCRIBED IN THE SPECIFICATIONS, EXCEPT AS NOTED OTHERWISE. ALL UTILITIES AND EXISTING IRIGATION AREAS SERVING ADJACENT AREAS MUST REMAIN IN OPERATION DURING THE COURSE OF THE PROJECT. SHOULD THERE BE A MAJOR FAULT OR DAMAGE TO AN EXISTING LINE, THE CONTRACTOR WILL BE RESPONSIBLE TO REPLACE IT IN A REASONABLE MANNER. IN ADJACENT AREAS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE THE TEMPORARY IRRIGATION OR HAND WATER FOR THE DURATION UNTIL PERMANENT REPAIRS CAN BE MADE. THE CONTRACTOR WILL BE RESPONSIBLE TO REPLACE IN LAKE RD. ALL IRRIGATION EQUIPMENT TO BE PLACED IN PLANTS IF POSSIBLE AND TO BE ROUTED AROUND LIGHTS AND OTHER OBSTRUCTIONS. LOCATE CONTROL VALVES IN EASILY ACCESSIBLE AREAS OF SPRINKLER BEDS. ADJUST SPRAY HEADS SO THAT NO WATER IS SPRAYED ON SIGN FACES. USE PRESSURE COMPENSATING SCREENS TO REDUCE RADIUS OF SPRAY HEADS AND ELIMINATE CHECK VALVES WHERE IT OCCURS. CARE TO BE TAKEN TO AVOID DAMAGE TO EXISTING PLANTS AND THEIR ROOTS. NO MECHANICAL TRENCHING beneath DRIFLINES. DO NOT CUT HOLES LARGER THAN 1/2" IN DAME. Pipe sleeves in common trench where possible (see mechanical and building heads, etc.). REPLACEMENT SPRINKLERS, BUBBLERS, ETC. TO MATCH EXISTING IN DISCHARGE/ADMISSION RATES. THE CONTRACTOR IS REQUIRED TO PROVIDE THE MATERIALS SHOWN ON THE QUANTITIES SHOWN ON THE DRAWING TAKE PREFERENCE OVER QUANTITIES LISTED IN THE LEGENDS. LOOK HEAD TO HEAD COVERAGE IS REQUIRED. CONTRACTOR TO ADD ADDITIONAL HEADS AS NEEDED AT NO EXTRA CHARGE. EXACT LOCATION OF THE EXISTING CONTROLLER TO BE LOCATED IN THE FIELD. IF REPLACEMENT/INSTALLATION OF NEW CONTROLLER IS REQUIRED, NEW LOCATION TO BE DETERMINED ON SITE BY FIELD ENGINEER. RUN CONTROL WIRES IN CONDUIT THROUGH BUILDING FROM CONTROLLER TO NEAREST PLANTER. IRRIGATION RENOVATION: CONTRACTOR TO TEST EXISTING BACKFLOW PREVENTION ASSEMBLY TO VERIFY PROPER PERFORMANCE. IF ONE IS EXISTING, IF BACKFLOW DOES NOT PASS TEST OR MEDICAL CERTIFICATE IS NOT MAILED TO THE OWNER. REPAIR OR REPLACE EXISTING IRRIGATION EQUIPMENT, AS NECESSARY. FOR EXTENDING EXISTING CIRCUITS, LOCATE EXISTING LATERAL LINE NEW PLANTS. EXTENSION FOR NEW HEADS AS SHOWN TO WATER NEW PLANTS. 		<p>IRRIGATION SIZING CHART</p> <p>SEE LEGEND FOR LATERAL MATERIAL</p>																																				
<p>REPAIR/REPLACE HEADS IN EXISTING AREAS AS NEEDED, TYP. SEE NOTE TO CONTRACTOR ON BIDDING.</p> <p>MOVE/CHANGE HEADS IN LAWN AREA FOR NEW PLANTER CONFIGURATION, SLEEVE UNDER PAVING, TYP.</p> <p>REPAIR/REPLACE ADD HEADS FOR 100% HEAD TO HEAD COVERAGE IN THIS AREA.</p> <p>NORTH</p> <p>SCALE: 1"=20'-0"</p>		<p>ESTABLISHMENT PERIOD - IRRIGATION SCHEDULE GUIDE</p> <p>LAST SCHEDULED YARD WATERING MAY BE NEEDED FOR NEW PLANTS ON ADDITIONAL HAND WATERING. ADDITIONAL HAND WATERING MAY BE NEEDED FOR NEW PLANTS ON ADDITIONAL HAND WATERING.</p> <table border="1"> <thead> <tr> <th>PROGRAM</th> <th>SHRUBS/GROUNDCOVER</th> <th>3 DAYS PER WEEK</th> <th>1 DAY PER WEEK</th> <th>1 DAY PER DAY</th> </tr> </thead> <tbody> <tr> <td>F1</td> <td>SHRUBS/GROUNDCOVER</td> <td>(1) 6 MINUTE RUN PER DAY</td> <td>(1) 6 MINUTE RUN PER DAY</td> <td>(1) 6 MINUTE RUN PER DAY</td> </tr> <tr> <td>F2</td> <td>TREE/ANNE BUBBLERS</td> <td>(1) 10 MINUTE RUN PER DAY</td> <td>(1) 3 DAYS PER WEEK</td> <td>(1) 3 DAYS PER WEEK</td> </tr> <tr> <td>F3</td> <td>ANNUALS</td> <td>(1) 4 MINUTE RUN PER DAY</td> <td>(1) 7 DAYS PER WEEK</td> <td>(1) 7 DAYS PER WEEK</td> </tr> <tr> <td>F4</td> <td>Drip Circuit</td> <td>(1) 20 MINUTE RUN PER DAY</td> <td>(1) 7 DAYS PER WEEK</td> <td>(1) 10 MINUTE RUN PER DAY</td> </tr> <tr> <td>F5</td> <td>TREE BUBBLERS</td> <td>(1) 10 MINUTE RUN PER DAY</td> <td>(1) 3 DAYS PER WEEK</td> <td>(1) 4 MINUTE RUN PER DAY</td> </tr> <tr> <td>F6</td> <td>VINE/SHRUB BUBBLERS</td> <td>(1) 6 MINUTE RUN PER DAY</td> <td>(1) 7 DAYS PER WEEK</td> <td>(1) 6 MINUTE RUN PER DAY</td> </tr> </tbody> </table> <p>SEASONAL ADJUSTMENT GUIDELINES: NOTES:</p> <ol style="list-style-type: none"> FOR PROGRAMS WITH MULTIPLE RUNS, ALLOW 2 HOURS MINIMUM BETWEEN RUNS. WATERING TIMES SHALL BE BETWEEN THE HOURS OF 6 P.M. AND 11 A.M. WATERING SCHEDULE IS APPROXIMATE PER SEASON, SCHEDULE SHOULD BE ADJUSTED AS NECESSARY FOR PREVAILING WEATHER CONDITIONS. AFTER PLANTS HAVE BEEN IN GROUND FOR TWO SUMMERS, REPROGRAM ALL STATIONS. AVOID WATERING AT WINDY TIMES. KEEP OVERSPRAY OFF GLASS. 		PROGRAM	SHRUBS/GROUNDCOVER	3 DAYS PER WEEK	1 DAY PER WEEK	1 DAY PER DAY	F1	SHRUBS/GROUNDCOVER	(1) 6 MINUTE RUN PER DAY	(1) 6 MINUTE RUN PER DAY	(1) 6 MINUTE RUN PER DAY	F2	TREE/ANNE BUBBLERS	(1) 10 MINUTE RUN PER DAY	(1) 3 DAYS PER WEEK	(1) 3 DAYS PER WEEK	F3	ANNUALS	(1) 4 MINUTE RUN PER DAY	(1) 7 DAYS PER WEEK	(1) 7 DAYS PER WEEK	F4	Drip Circuit	(1) 20 MINUTE RUN PER DAY	(1) 7 DAYS PER WEEK	(1) 10 MINUTE RUN PER DAY	F5	TREE BUBBLERS	(1) 10 MINUTE RUN PER DAY	(1) 3 DAYS PER WEEK	(1) 4 MINUTE RUN PER DAY	F6	VINE/SHRUB BUBBLERS	(1) 6 MINUTE RUN PER DAY	(1) 7 DAYS PER WEEK	(1) 6 MINUTE RUN PER DAY
PROGRAM	SHRUBS/GROUNDCOVER	3 DAYS PER WEEK	1 DAY PER WEEK	1 DAY PER DAY																																		
F1	SHRUBS/GROUNDCOVER	(1) 6 MINUTE RUN PER DAY	(1) 6 MINUTE RUN PER DAY	(1) 6 MINUTE RUN PER DAY																																		
F2	TREE/ANNE BUBBLERS	(1) 10 MINUTE RUN PER DAY	(1) 3 DAYS PER WEEK	(1) 3 DAYS PER WEEK																																		
F3	ANNUALS	(1) 4 MINUTE RUN PER DAY	(1) 7 DAYS PER WEEK	(1) 7 DAYS PER WEEK																																		
F4	Drip Circuit	(1) 20 MINUTE RUN PER DAY	(1) 7 DAYS PER WEEK	(1) 10 MINUTE RUN PER DAY																																		
F5	TREE BUBBLERS	(1) 10 MINUTE RUN PER DAY	(1) 3 DAYS PER WEEK	(1) 4 MINUTE RUN PER DAY																																		
F6	VINE/SHRUB BUBBLERS	(1) 6 MINUTE RUN PER DAY	(1) 7 DAYS PER WEEK	(1) 6 MINUTE RUN PER DAY																																		
<p>MOVE (E) IRRIGATION HEADS FOR (E) PALM TO NEW PALM LOCATION.</p> <p>REPAIR/REPLACE HEADS IN EXISTING AREAS AS NEEDED, TYP. SEE NOTE TO CONTRACTOR ON BIDDING.</p>		<p>TYPICAL CONSTRUCTION DETAILS FOR USE 'AS NEEDED'</p> <p>NOTES:</p> <ol style="list-style-type: none"> CONTROL WIRES TO BE 14 AWG AND DIRECT BURIED. ALL WIRE SPLICES TO BE TOTALLY TIGHT, PEW-ITE™ WATER-PROOF CONNECTORS, AND OCCUR ONLY IN VALVE BOXES. CLEAN BACKFILL SOIL AMENDED PER SPECIFICATIONS COMPACTED TO 90% INTERMITTENT PRESSURE PVC SNAKE IN TRENCH AMENDED PER SPECIFICATIONS (SCH 40 PVC) SNAKE FROM SIDE TO SIDE CONSTANT PRESSURE MAINLINE (SCH 40 PVC) CONTROL WIRES, RUN ALONG, BURIED IN BACKFILL, TAPED TO TUBE AT 12" INTEVALS, PROTECT WITH 12" TO 18" COIL AT 20° CHANGES IN DIRECTION. 2" BED OF SAND, WATER SETTLED <p>NOTES:</p> <ol style="list-style-type: none"> 1. PIPING MATERIAL & THRUST REQUIREMENTS AS SPECIFIED BY LOCAL CODE. 2. SEE DETAIL 7 FOR ENCLOSURE 																																				
<p>1 IRRIGATION PIPE TRENCH AS NEEDED</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. DIRECTION OF BURIAL: N. ABBOTT AVENUE (0281036) 2. VALVE BOX TO BE 14 AWG AND DIRECT BURIED. 3. ALL WIRE SPLICES TO BE TOTALLY TIGHT, PEW-ITE™ WATER-PROOF CONNECTORS, AND OCCUR ONLY IN VALVE BOXES. 4. SET VALVE BOXES ON CONCRETE OR AC PAVING. 		<p>3 BACKFLOW PREVENTER REPLACE/REPAIR AS NEEDED</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. DIRECTION OF BURIAL: N. ABBOTT AVENUE (0281036) 2. VALVE BOX TO BE 14 AWG AND DIRECT BURIED. 3. ALL WIRE SPLICES TO BE TOTALLY TIGHT, PEW-ITE™ WATER-PROOF CONNECTORS, AND OCCUR ONLY IN VALVE BOXES. 4. SET VALVE BOXES ON CONCRETE OR AC PAVING. 																																				
<p>1 PIPE SLEEVING (BELLOW PAVING)</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. ALL SLEEVES TO BE SCH. 40 PVC. 2. EXTEND ALL SLEEVES 18" BEYOND EDGE OF PAVING AND SEAL WITH DUCT TAPE AT BOTH ENDS, PRIOR TO BACKFILLING. 3. ALL SLEEVES TO BE TOTALLY TIGHT, PEW-ITE™ WATER-PROOF, DR-SPLICED CONNECTORS, SPLICES TO BE IN VALVE BOXES ONLY. 		<p>2 PIPE SLEEVING (BELLOW PAVING)</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. ALL SLEEVES TO BE SCH. 40 PVC. 2. LOCATE STREAM SPRAY/BUBBLERS 6' FROM ALL STRUCTURES AND MINIMUM GROUND LEVEL. 3. SETTLE 12" OF CLEAN SAND. 																																				
<p>4 ELECTRIC VALVE ASSEMBLY AS NEEDED</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. DIRECTION OF BURIAL: N. ABBOTT AVENUE (0281016) 2. VALVE BOX TO BE 14 AWG AND DIRECT BURIED. 3. ALL WIRE SPLICES TO BE TOTALLY TIGHT, PEW-ITE™ WATER-PROOF, DR-SPLICED CONNECTORS, SPLICES TO BE IN VALVE BOXES ONLY. 		<p>5 DRIP CONTROL VALVE</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. DIRECTION OF BURIAL: N. ABBOTT AVENUE (0281016) 2. VALVE BOX TO BE 14 AWG AND DIRECT BURIED. 3. ALL WIRE SPLICES TO BE TOTALLY TIGHT, PEW-ITE™ WATER-PROOF, DR-SPLICED CONNECTORS, SPLICES TO BE IN VALVE BOXES ONLY. 																																				
<p>6 POP-UP SPRINKLER/BUBBLER AS NEEDED</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. DIRECTION OF BURIAL: N. ABBOTT AVENUE (0281016) 2. VALVE BOX TO BE 14 AWG AND DIRECT BURIED. 3. ALL WIRE SPLICES TO BE TOTALLY TIGHT, PEW-ITE™ WATER-PROOF, DR-SPLICED CONNECTORS, SPLICES TO BE IN VALVE BOXES ONLY. 		<p>7 FLUSH CAP</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. DIRECTION OF BURIAL: N. ABBOTT AVENUE (0281016) 2. VALVE BOX TO BE 14 AWG AND DIRECT BURIED. 3. ALL WIRE SPLICES TO BE TOTALLY TIGHT, PEW-ITE™ WATER-PROOF, DR-SPLICED CONNECTORS, SPLICES TO BE IN VALVE BOXES ONLY. 																																				
		<p>LANDSCAPE IRRIGATION PLAN & DETAILS</p> <p>REVISED: 3/12/07 PLANNING SUBMITTAL - TIME EXTENSION: 1000 hrs. (1000hrs)</p> <p>INITIAL: 3/12/07 PLANNING SUBMITTAL - TIME EXTENSION: 1000 hrs. (1000hrs)</p> <p>MARK DATE PROJECT NO: DRAWN: APPROVED: DRAWING: L2</p>																																				

